

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for December 19, 2016

- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the first floor of City Hall and was called to order at 5:30 p.m. Chairperson, Bruce Damon, chaired the meeting.

Members in Attendance: Bruce Damon, Walter Hill, Normand Anctil, Paul Madore, Pauline Gudas and Michael Marcotte

Members Absent: Sandra Marquis

Associate Member Present: Sonia Taylor and Zachary Pettengill

Zachary Pettengill was appointed full voting member for this meeting

Staff Present: David Hediger, City Planner and Linda Tripp, Administrative Assistant

- II. **ADJUSTMENT TO THE AGENDA:** None

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

A petition submitted by Louis Ouellette to conditionally rezone the property at 209 Webster Street from Neighborhood Conservation "A" (NCA) to Office Residential (OR).

David read staff comments to the Board. Kim Visbaras, the attorney representing Louis Ouellette, spoke to the rezoning request referring to the new Comprehensive Plan and the need for senior housing in the community. He spoke to the benefits of the sites location.

Michael requested the definition of Personal Services as it applies to the proposal. David read definition and explained the inclusion is due to possible future desire for salon services on site.

Sonia inquired as to how many stories the structure would contain. Bruce explained that is undecided as of yet and will be determined later in the process. David explained height restrictions exist and that future revisions may be requested and/or allowed, but the NCA and OR allow for 35' in height, up to 43' with a modification.

Stephanie Dunlap, 157 East Avenue expressed concerns about the project being so near to her home. She has young children and is in opposition primarily due to the closeness of a potential entryway to her driveway. She also had concerns on the impact to the wildlife in the area.

Daniel Deschenes, 238 Webster Street stated that he is not an abutter then he expressed concerns regarding traffic flow. He feels the proximity to East Avenue will create more difficulty in what he already considers to be an area troubled with heavy traffic flow. He is in opposition to the project moving forward in a residential area.

Bruce requested clarification on zoning and uses in the area. David read from Land Use and Space & Bulk Tables included in proposal. Bruce clarified that East Avenue is already zoned as Office Residential.

Daniel Deschenes expressed concern for the impact the project will have on the neighborhood and said he feels that the city should preserve the entire area as it is now.

Walter said while he understands it is difficult to welcome such a project in the area he feels elderly housing is a better option than what could be proposed for the site in the future. He feels the conditional rezoning addresses many of the neighbors' concerns of the straight rezoning.

Pauline stated that a possible option might be that neighbors join together and offer to purchase the property and they could then remove the possibility of the project moving forward. She was against the straight rezoning, but is supportive at this time and referenced the comprehensive plan and infill development.

Louis Ouellette expressed his desire to keep the project residential.

Public Comment: No one spoke in favor.

The following motion was made:

MOTION: by **Walter Hill** pursuant to Article VII, Section 4 and Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation to the City Council to conditionally rezone the property at 209 Webster Street from Neighborhood Conservation "A" (NCA) to Office Residential (OR). Second by **Paul Madore**.

Discussion: Michael asked for clarification of personal services and if larger building with multiple services may be constructed. David noted that would be allowed.

VOTED: 7- 0 (Passed)

V. OTHER BUSINESS:

a) 143 Pine Street – Land Acquisition

David summarized the request.

Mike expressed concern regarding the City land banking with no real plans for the property and the message it sends to property owners in the community. He stated that he does not support this project.

Pauline agreed with Mike, but felt this was the best option if the city obtained the property with a clear title. She stated she would be in favor as long as the City has a warranty deed. Paul and Walter agreed.

Bruce said he is not favor of the City purchasing property outright but does feel that this is appropriate as it has potential to fit in to the Comprehensive Plan. He agreed that a warranty deed would make it far more marketable.

The following motion was made:

MOTION: by **Paul Madore** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the acquisition of 143 Pine Street provided that the the LLC provides the City with a warrantee deed. Second by **Pauline Gudas.**

VOTED: 6-1 (Passed)

Michael Marcotte Opposed

- b) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board. None

VI. READING OF MINUTES: 11/28/216 draft minutes were not available.

VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Bruce Damon** that this meeting adjourns at 6:35 p.m. Second by **Zachary Pettengill.**

VOTED: 7-0 (Passed)

The next regularly scheduled meeting is for Monday, January 9, 2017 at 5:30 p.m.

Respectfully Submitted:



Walter Hill, Secretary